



December 11, 2013

Item No. 8

**AUTHORIZATION TO ENTER INTO A CONTRACT WITH
LCM ARCHITECTS, LTD. FOR PROFESSIONAL ACCESSIBILITY CONSULTING SERVICES**

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Chief Executive Officer, or his designee, to enter into a contract with LCM Architects, Ltd ("LCM") for professional architectural accessibility consulting services for a two-year base period in an amount not to exceed \$400,000.00, and at their discretion and subject to funding availability and satisfactory contract performance, exercise two, one-year options not to exceed \$200,000.00 per option year.

The Chief Legal Officer, the Office of the General Counsel and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

CORPORATE GOAL

The purpose of this contract is to comply with Federal, State, and local accessibility codes and regulations that require accessible units throughout the CHA's housing portfolios. These services ensure that CHA residents with disabilities are provided with affordable, accessible housing options.

FUNDING: CHA General Fund

SOLICITATION SUMMARY

Vendor:

LCM Architects, Ltd.
John Catlin, FAIA, Principle
819 South Wabash, Suite 509
Chicago, IL 60605

Contract Type: Professional Services
Base Contract Amount: \$400,000
Base Contract Period: Two-Year Base Term
Option Period: 2 One-Year Options
Publication(s): Chicago Sun Times, Chicago Defender, Extra, BuySpeed, CHA website
Respondents: 1

Solicitation Release Date: August 12, 2013
Dates Advertised: 8/12-8/16, 2013
Pre-Bid/Proposal Date: 6/8/2013
Solicitation Due Date: 9/16/2013
Number of Vendors Solicited: 45
Number of Pick-Ups: 15

Compliance Information

M/W/DBE Participation: 20%
Section 3 Hiring: 0 (vendor does not have a need to hire)
Section 3 Subcontracting: Waiver Granted

Section 3 Other Economic Opportunities: 1.5%

GENERAL BACKGROUND

As a recipient of federal funding, CHA is mandated to provide accessible housing for people with disabilities. CHA recently successfully fulfilled its obligations under a Voluntary Compliance Agreement ("VCA") with the U.S. Department of Housing and Urban Development ("HUD") that created a comprehensive planning tool, or Transition Plan, which outlined the number of accessible units necessary for CHA to comply with all federal accessibility requirements. LCM has worked directly with the CHA for the past several years as its VCA Third-Party Certifier to provide critical plan reviews and inspection services that ensured full code compliance of the units CHA designated as accessible.

CHA created a three-step process for its designated accessible units: a plan review (if possible), a pre-drywall inspection, and a final certification inspection. By ensuring that designated accessible units underwent this process, CHA currently has 1,685 certified fully accessible units for people with mobility and sensory impairments. LCM has been CHA's accessibility consultant throughout the VCA, and was instrumental in providing certification for the accessible units to HUD. LCM was successful in assisting CHA with completion of the production benchmarks for the VCA, and also helped ensure that all of CHA's accessible units met statutory accessibility compliance for its resident with disabilities' use.

The continued provision of the key three-step process is vital to CHA's on-going effort to comply with all federal, State and local government accessibility statutes, regulations and codes. CHA's Housing Rights and Nondiscrimination Department along with its Capital Construction Department and Office of Development Management believe it is in CHA's best interest to continue working with LCM to provide necessary services to ensure delivery of fully-accessible units for CHA's residents with disabilities. The base period contract is anticipated to yield approximately 400 plan reviews and inspections.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal (HUD) procurement laws.

The Chief Legal Officer concurs with the recommendation to enter into a contract with LCM to provide accessibility consulting services to CHA.

The CEO/President recommends the approval to enter into a contract with LCM for professional architectural accessibility consulting services for a two-year base period in an amount not to exceed \$400,000.00, and at their discretion and subject to funding availability and satisfactory contract performance, exercise two, one-year options not to exceed \$200,000.00 per option year.

RESOLUTION NO. 2013-CHA-120

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 11, 2013 entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH LCM ARCHITECTS, LTD. FOR PROFESSIONAL ACCESSIBILITY CONSULTING SERVICES";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with LCM Architects, Ltd for professional architectural accessibility consulting services for a two-year base period in an amount not to exceed \$400,000.00, and at their discretion and subject to funding availability and satisfactory contract performance, exercise two, one-year options not to exceed \$200,000.00 per option year.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.



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www.thecha.org